

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: 2004

**NOTE: THIS PHA PLANS TEMPLATE (HUD-50075 Small PHA) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the Town of Seymour

PHA Number: CT035

PHA Fiscal Year Beginning: (mm/yyyy) January 2004

PHA Plan Contact Information:

Name: David J. Keyser, Executive Director

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Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☒ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered:

- ☐ Public Housing and Section 8 ☐ Section 8 Only ☒ Public Housing Only

Annual PHA Plan

Fiscal Year 2004

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

PUBLIC HOUSING MISSION STATEMENT

The mission of the Housing Authority of the Town of Seymour is to assist low and moderate-income families with safe, decent, and affordable housing opportunities. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority is committed to provide a stable social environment by encouraging and fostering group activities for the senior citizen residents. The Housing Authority endeavors to provide opportunities for its residents in senior housing to live independently. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

The clients that Seymour Housing serves are essential components in providing a safe, peaceful, and enjoyable living environment. The Housing Authority has adopted Policy to provide responsible screening techniques, and specific eviction procedures as allowed by federal, state, and local Laws. The Housing Authority has installed and maintains crime deterrent hardware at its complexes. The Housing Authority encourages its residents to act in a responsible manner and to act as a community in solving problems that may arise from time to time by reporting nuisance behavior and criminal or drug related incidents to the Authority and the Seymour Police Department. The Housing Authority believes that its clients are the best solution in these matters. By working together with the proper authorities to resolve these issues, the clients themselves are empowered to maintain a healthy and peaceful rental and living environment.

It is the mission of the Seymour Housing Authority to provide safe, decent, and affordable housing to its community. To assist us in achieving that goal the U.S. Department of Housing and Urban Development (HUD) has implemented President Clinton's "One Strike and You're Out" Policy through enacting the 1996 "Extender Act". HUD has also adopted as a final rule on May 24, 2001 the revised 24 CFR Parts 5 et al. In accordance with provision of the 1996 Extender Act, and 24 CFR Parts 5 Subsection 960 et al the Seymour Housing Authority will deny occupancy to, and take aggressive action to evict tenants in its Federally subsidized or financed Public Housing on the basis of illegal drug related activities, has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing, any member of household is subject to a lifetime registration requirement under a State sex offender registration, and alcohol abuse when such abuse leads to behavior that threatens the health and safety or peaceful enjoyment of the premises by other residents.

The Housing Authority of the Town of Seymour is dedicated to effectively maintain the property in its housing stock. To that extent, a schedule of preventive maintenance program is followed. This preventive program allows the Authority to anticipate maintenance requirements and make sure the Authority can address them in the most cost-effective manner. The preventive maintenance program focuses on the major systems that keep the properties operating. These systems include heating and air conditioning, electrical, life safety and plumbing. Additionally, the Housing Authority performs annual dwelling inspections and periodic systems inspections. This commitment to maintenance concerns ensures that the Housing Authority maintains safe decent housing for its clients.

The Seymour Housing Authority, (SHA) is committed to operate its programs in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, SHA will comply with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990. This is in continuation of our long-standing anti-discrimination tradition.

EXECUTIVE SUMMARY

We have adopted the following goals and objectives for the next five years.

MANAGEMENT ISSUES

Management Goals

1. Manage the Seymour Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.
2. Manage the Seymour Housing Authority in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Management Objectives

1. HUD shall continue to recognize the Seymour Housing Authority as a high performer through December 31, 2009.
2. The Seymour Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list to one that requires a six-month wait for housing by December 31, 2009.
3. By December 31, 2009, the Seymour Housing Authority shall have a waiting list of sufficient size so we can fill our public housing units within 20 days of vacancy.
4. The Seymour Housing Authority shall continue to maintain the percentage of rents uncollected below 3% of rents charged through December 31, 2009.
5. The Seymour Housing Authority shall continue to sustain an occupancy rate of 97% through December 31, 2009.
6. The Seymour Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

All of the above is subject to appropriate funding levels to meet salary and employee benefit goals.

EXPANSION OF THE STOCK ISSUES

Housing Stock Goals

1. Adapt the Seymour Housing Authority's housing stock and program resources to more closely meet the housing needs and markets identified in our 1999 housing needs assessment as completed by Scott Kenny Associates. Develop a new 58 unit independent elderly complex to be located on Town property located at Pine Street leased to the Authority. After construction completion, rehabilitate the Federal elderly LIPH by combining efficiencies & creating an all one bedroom complex comprised of 50 units. This would require a change in density from 80 units to 50 units. Also rehabilitate the State of Connecticut Elderly complex Norman Ray House by combining efficiencies & creating all one bedroom units.
2. Assist our community to increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in the State's Consolidated Plan.
3. The Seymour Housing Authority has applied to designate its Rev. Callahan House as housing for elderly only. To accomplish this and serve the disabled fairly, the Seymour Housing Authority has also applied for 20 units of section 8 housing to offer those displaced by this action. This application was rejected by HUD based on a HUD administrative error.
4. The Seymour Housing Authority is endeavoring to bring an Assisted Living facility to Seymour. SHA

Development Corp., a Seymour Housing Authority subsidiary will construct a 56 unit facility on property adjacent to the Rev. Callahan House.

Possible Objectives

1. The Seymour Housing Authority shall build or acquire 113 new elderly rental affordable housing units for the residents of our community by December 31, 2006. These units will be comprised of 56 units of assisted living units and 58 independent elderly affordable dwelling units. This is providing the Seymour Housing Authority is able to fund this project through public funds or other sources including sale of notes or bonds.
2. The Seymour Housing Authority shall seek to change the density of its existing elderly housing stock by decreasing the number of efficiency apartments and increasing the one bedroom stock. The results will be a more marketable housing stock to assist the community to provide affordable elderly housing by December 31, 2007. This is providing the Seymour Housing Authority is able to construct replacement units and to secure rehabilitation funds through the Capital Fund Grant Program.
3. The Seymour Housing Authority will continue to apply to HUD for Section 8 Housing. Once granted the program, we will endeavor to keep occupancy above 97%. The Seymour Housing Authority has applied for 20 units of Section 8 subsidized units for disabled families and was turned down by HUD due to a HUD administrative error.

MARKETABILITY ISSUES

Marketability Goals

1. Enhance the marketability of the Seymour Housing Authority's public housing units.
2. Make public housing the affordable housing of choice for the very low-income residents of our community.

Marketability Objectives

1. The Seymour Housing Authority shall convert 40 efficiency units to one-bedroom units by December 31, 2007, in order to increase the marketability of our public housing units, providing funding is available and the first phases of our plan are obtained relative to the 58 unit new construction project.
2. The Seymour Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.
3. The Seymour Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions by December 31, 2009.
4. The Seymour Housing Authority shall become a more customer-oriented organization.
5. The Seymour Housing Authority shall affirmatively market its housing stock by continuing implementing the marketing plan adopted December 31, 2001.

SECURITY ISSUES

Security Goals

1. Reduce crime in the public housing developments to a level equal to or less than their

surrounding neighborhoods.

2. Develop strategies and tactics, in coordination with the Seymour Police Department, to combat crime in and around the Seymour Housing Authority's developments.
4. Establish working relationships with local service providers.
5. Install crime deterrent features in its buildings and dwelling units.

Security Objectives

1. Continue the community block-watch program through December 31, 2009.
2. Provide a series of building security education meetings for residents and coordinate with block watch effort. Resource with Seymour Police Department and utilize Community Policing Officer to offer training to residents through December, 2009.
3. Require security checks/screening and/or bonding of all Contractors through December 31, 2009.
4. The Seymour Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2009.
5. The Seymour Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency beginning in the year ending December 31, 2009. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.
6. Apply for DEP technical assistance funding and DEP grant with the goal of providing funding to obtain a Seymour Housing Authority Police Officer.

MAINTENANCE ISSUES

Maintenance Goals

1. Maintain the Seymour Housing Authority's real estate in a decent condition.
2. Deliver timely and high quality maintenance service to the residents of the Seymour Housing Authority.

Maintenance Objectives

1. The Seymour Housing Authority shall continue to have all of its units in compliance with the Uniform Physical Conditions Standards through December 31, 2009.
2. The Seymour Housing Authority shall continue to maintain its preventative maintenance plan through December 31, 2009.
3. The Seymour Housing Authority shall create an appealing, up-to-date environment in its developments by December 31, 2009.

4. The Seymour Housing Authority shall maintain an average response time of 24 hours in responding to emergency work orders through December 31, 2009.
5. The Seymour Housing Authority shall maintain an average response time of 20 days in responding to routine work orders by December 31, 2006.

EQUAL OPPORTUNITY ISSUES

Equal Opportunity Goals

1. Operate the Seymour Housing Authority in full compliance with all Equal Opportunity laws and regulations.
2. The Seymour Housing Authority shall ensure equal treatment of all applicants, residents, employees and vendors.

Equal Opportunity Objectives

1. The Seymour Housing Authority shall mix its public housing development populations as much as possible ethnically, racially and income wise through affirmatively marketing its units.

FISCAL RESPONSIBILITY ISSUES

Fiscal Responsibility Goals

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.
2. Reduce dependency on federal funding.

Fiscal Responsibility Objectives

1. The Seymour Housing Authority shall strive to operate so that income exceeds expenses every year.
2. The Seymour Housing Authority shall implement an effective anti-fraud program by December 31, 2002.
3. The Seymour Housing Authority shall maintain its operating reserves of at least 30 percent of routine expenditures between now and December 31, 2009.

PUBLIC IMAGE ISSUES

Possible Goals

1. Enhance the image of public housing in our community.

Possible Objectives

1. The Seymour Housing Authority's leadership shall speak to at least 2 civic, religious or fraternal groups a year between now and December 31, 2009 to explain how important they are to the community.
2. The Seymour Housing Authority shall endeavor to promote at least 3 positive stories a year in the local media about the Housing Authority or one of its residents.
3. The Seymour Housing Authority shall implement an outreach program to inform the community of what good managers of the public's dollars the Housing Authority is by December 31, 2009.

SUPPORTIVE SERVICE ISSUES

Supportive Service Goals

1. Improve access of public housing residents to services that improve quality of life.

Supportive Service Objectives

1. The Seymour Housing Authority will continue to foster new partnerships in order to enhance services to its residents by December 31, 2009.
2. All Seymour Housing Authority residents are elderly or disabled and as such are not involved in the TANF programs available in the State of Connecticut.
3. Seymour Housing Authority shall apply to at least two appropriate foundations for grant funds. These funds will allow for expanding our Resident Service Coordinator program.
4. The Seymour Housing Authority's community centers shall be more effectively utilized to provide resident services as measured by increasing their utilization to 25% of the time by December 31, 2009.
5. The Seymour Housing Authority shall ensure that at least 3 supportive service opportunities are present for every public housing resident by December 31, 2009.
6. The Seymour Housing Authority shall continue to have effective, fully functioning resident organizations through December 31, 2009.
7. The Seymour Housing Authority shall assist its resident organizations in strengthening their organizations and helping them develop their own mission statement, goals and objectives by December 31, 2009.
8. The Seymour Housing Authority will continue to encourage the resident organization to organize activities that enrich the lives of its resident body. It will assist financially where it can as long as appropriate funds are available and the reserve levels are maintained as required.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Seymour Housing Authority adopted a new personnel policy with provisions for a drug free work place. We have previously adopted the drug free work place policy, however, this document provides specific language to enforce any issues occurring relative to drugs in the workplace.

The Seymour Housing Authority worked with the resident advisory board to develop changes to the parking lot policy. Parking is limited to 48 spaces for 80 dwelling units. The changes address the occurrence of individuals giving up their vehicles and the order of priority to fill the vacated spaces.

Our cash receipts policy has been changed to provide that we no longer accept cash as payment for rent and other charges. This change was promulgated by way of suggestions made by our workers compensation insurance company.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 131,151.00

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: Rev. Callahan House 1b. Development (project) number: CT03501
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(08/21/2003)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input checked="" type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: January 1, 2004 b. Actual or projected start date of relocation activities: None Required c. Projected end date of activity: December 31, 2004

The Seymour Housing Authority has applied on June 18, 2003 to HUD’s Special Application Center to demolish a non-dwelling community center and to dispose of or swap boundary lines with land adjacent to its Rev. Callahan House (CT035001). This request is to facilitate the Authority’s intention to construct an Assisted Living Complex funded by the Connecticut

Housing Finance Authority. On August 21, 2003, HUD granted the authority for this request in a letter from Ainars Rodins. This approval will not be acted upon if the Seymour Housing Authority does not receive funding from CHFA. The approval will then expire without action.

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ 0.00

- C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name)
3. In what manner did the PHA address those comments? (select all that apply)
 - ☒ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 - ☐ Yes ☐ No: below or
 - ☒ Yes ☐ No: at the end of the RAB Comments in Attachment ____.
 - ☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.
 - ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of Connecticut
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - ☐ Other: (list below)

Furthering fair housing in the State of Connecticut.

3. PHA Requests for support from the Consolidated Plan Agency
 - ☒ Yes ☐ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

1. \$2.8 Million in funding from State of Connecticut Bonding Commission as one of three sources of funds for the development of an assisted living community.
 2. \$750,000 in Small Cities Grants from the State DECD and Town of Seymour for the rehabilitation of our state moderate rental housing.
 3. \$3 Million in funding from State of Connecticut/HUD in Home funds for the rehabilitation of the state moderate rental housing stock.
 4. \$2 Million in funding from State of Connecticut/HUD in Home funds for the rehabilitation of state elderly housing stock
 5. Payment in Lieu of Taxes for in exchange for services provided to other citizens in the town. Services include, trash removal, police, public works, snow plowing, etc.
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

B. Significant Amendment or Modification to the Annual Plan:

Attachment A
Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
<input type="checkbox"/>	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
<input checked="" type="checkbox"/>	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<input type="checkbox"/>	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
<input type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input type="checkbox"/>	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
<input checked="" type="checkbox"/>	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
<input checked="" type="checkbox"/>	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
<input type="checkbox"/>	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
<input type="checkbox"/>	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
<input checked="" type="checkbox"/>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<input type="checkbox"/>	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
<input type="checkbox"/>	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
<input type="checkbox"/>	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
<input checked="" type="checkbox"/>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<input checked="" type="checkbox"/>	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
<input type="checkbox"/>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<input type="checkbox"/>	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
<input type="checkbox"/>	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
<input type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
<input type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<input type="checkbox"/>	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
<input type="checkbox"/>	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
<input checked="" type="checkbox"/>	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
<input checked="" type="checkbox"/>	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
<input type="checkbox"/>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
<input type="checkbox"/>	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program: CT26P03550101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		\$ 10,000	\$10,000	\$10,000
3	1408 Management Improvements				
4	1410 Administration	\$ 2,011	\$ 2,011	\$ 1,361	\$ 1,361
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$ 7,760	\$ 7,760	\$ 6,450	\$ 6,450
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 30,000	-0-	\$ -0-	\$ -0-
10	1460 Dwelling Structures	\$ 59,308	\$ 79,153	\$ 81,113	\$ 81,113
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 4,000	\$ 4,155	\$ 4,155	\$ 4,155
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 103,079	\$ 103,079	\$103,079	\$103,079
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program: CT26P03550101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures		\$ 17,300	\$ 17,300	\$ 17,300

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program #: CT26P03550101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
CT035001	CARPET REPLACEMENT Remove existing carpet & kitchen linoleum. Re-secure subfloor with 2 ½” screws to eliminate squeaking. Install 8’ X 6’ VCT in kitchen area. Re-carpet unit. 20 one-bedroom units	1460	20 units	\$ 46,308	\$ 47,847	\$ 49,813	\$ 49,813	Completed
CT035001	PARKING LOT OVERLAY Overlaly parking lot with 1 ½” compressed bituminous concrete surface.	1450	1 lot	\$ 30,000	\$-0-	-0-	-0-	Revised – not included
CT035001	FIRST FLOOR HALLWAY SUSPENDED CEILING Replace suspended ceiling on first floor with 2’ X 2’ pads to match community room. Replace lighting fixtures with 2’X2’ t-8 ballasts fixtures in first floor hallway.	1460	First floor	\$ 13,000	\$ 13,000	\$ 14,000	\$ 14,000	Completed
CT035001	REFRIGERATOR REPLACEMENT Replace 10 dwelling unit refrigerators with new 14 cu.ft.frost free refrigerators	1465.1	10 refrigerators	\$ 4,000	\$ 4,155	\$ 4,155	\$ 4,155	Complete

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program #: CT26P03550101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
CT035001	COMMON AREA HALLWAY AIR CONDITIONING Install cooling "blower" cabinets chilled by chiller system on upper floors. Install ceiling mounted cooling cabinet for first floor.	1460	4	\$-0-	\$ 18,306	\$ 17,300	\$ 17,300	Completed
CT035001	OPERATIONS Provide \$ 10,000 for SHA Operations	1406	1	\$-0-	\$ 10,000	\$ 10,000	\$ 10,000	Completed
CT035001	ARCHITECT/ENGINEERING FEES Design of bid and contract documents and contract supervision.	1430.1		\$ 7,760	\$ 7,760	\$ 6,450	\$ 6,450	Completed
CT035001	ADMINISTRATIVE COSTS Printing & Advertising	1410.19		\$ 2,011	\$ 2,011	\$ 1,361	\$1,361	Completed

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR	Grant Type and Number Capital Fund Program #: CT26P03550101 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2001
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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program: CT26P03550102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 9,815.00		\$ 9,815.00	\$ 9,815.00
3	1408 Management Improvements	\$ 10,000.00		\$ 8,400.00	\$ 8,400.00
4	1410 Administration	\$ 2,011.00		\$ 928.64	\$ 928.64
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$ 7,760.00		\$ 6,900.00	\$ 6,675.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 6,500.00		\$10,000.00	\$10,000.00
10	1460 Dwelling Structures	\$ 57,567.00		\$53,312.64	\$ 2,417.50
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 4,500.00		\$ 4,085.00	\$ 3,500.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program: CT26P03550102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 98,153.00		\$95,795.64	\$41,736.14
21	Amount of line 20 Related to LBP Activities	\$ 0.00		\$ 0.00	\$ 0.00
22	Amount of line 20 Related to Section 504 Compliance	\$ 0.00		\$ 0.00	\$ 0.00
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Housing Authority of the Town of Seymour		Grant Type and Number Capital Fund Program #: CT26P03550102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
CT035-001	Replace common area hallway carpeting	1460		\$ 30,000.00		\$ 22,317.00	\$ 750.00	
CT035-001	Replace common area hallway lighting	1460		\$ 19567.00		\$ 23,000.00	\$ 1,150.00	
CT035-001	Replace Office copy machine	1408		\$ 10,000.00		\$ 8,400.00	\$ 8,400.00	
CT035-001	Refrigerator Replacement	1465.1		\$ 4,500.00		\$ 4,085.00	\$ 3,500.00	
CT035-001	Sewer Line Repairs	1460		\$ 8,000.00		\$ 10,350.00	\$ 750.00	
CT035-001	Patio in Front Yard	1450		\$ 6,500.00		\$ 10,000.00	\$10,000.00	
CT035-001	Operating Funds	1406		\$ 9,815.00		\$ 9,815.00	\$ 9,815.00	
CT035-001	Architectural/Engineer Fees	1430		\$ 7,760.00		\$ 6,900.00	\$ 6,675.00	
CT035-001	Administrative Fees	1410		\$ 2,011.00		\$ 928.64	\$ 928.64	

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

PHA Name: Housing Authority of the Town of Seymour	Grant Type and Number Capital Fund Program #: CT035P03550102 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2002
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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program Grant No: CT26P03550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 7,620.00		0.00	
3	1408 Management Improvements				
4	1410 Administration	\$ 2,011.00		0.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 7,760.00		0.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 7,200.00		0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 4,500.00		0.00	
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$47,114.00		0.00	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$76,205.00		0.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program Grant No: CT26P03550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program Grant No: CT26P03550103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CT035001	Demolition/Disposition: Demolish Waniga Senior Center contingent upon receiving State of Connecticut Assisted Living Program PILOT Demonstration Funds. Remove Waniga Community Center at 30 Smith Street	1485	1	\$47,114.00		0.00		
CT035001	Cycle Paint 10 Occupied Dwelling Units	1460	10	\$ 7,200.00		0.00		
CT035001	Replace 10 Dwelling Equipment Refrigerators	1465	10	\$ 4,500.00				
CT035001	Architect/Engineer Fees	1430. 1	1	\$ 7,760.00		0.00		
CT035001	Administrative Costs	1410	1	\$ 2,011.00		0.00		
CT035001	Operation	1406	1	\$7,620.00		0.00		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR			Grant Type and Number Capital Fund Program Grant No: CT26P03550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program No: CT26P03550103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT26P035501	9/01/2004			9/30/2005			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

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CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program Grant No: CT26P03550104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 5,000.00			
3	1408 Management Improvements				
4	1410 Administration	\$ 2,011.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 7,760.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 74,880.00			
10	1460 Dwelling Structures	\$ 7,200.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 4,500.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 101,351.00			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program Grant No: CT26P03550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 4,500.00			

Part II: Supporting Pages

Small PHA Plan Update Page 36

Table Library

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name HOUSING AUTHORITY OF THE TOWN OF SEYMOUR				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY:	Work Statement for Year 3 FFY Grant: 2006 PHA FY:	Work Statement for Year 4 FFY Grant: 2007 PHA FY:	Work Statement for Year 5 FFY Grant: 2008 PHA FY:
	Annual Statement				
CT035001		\$ 103,471.00	\$ 103,471.00	\$ 111,471.00	\$ 101,471.00
CFP Funds Listed for 5-year planning		\$ 103,471.00	\$ 103,471.00	\$ 111,471.00	\$ 101,471.00
Replacement Housing Factor Funds					

Part II: Supporting Pages—Work Activities

Total CFP Estimated Cost			\$ 103,471			\$ 103,471

\$ 103,471

\$ 103,471

Capital Fund Program Five-Year Action Plan

[illegible]

Activities for Year: 2008
FFY Grant:
PHA FY:

Development
Name/Number

Major Work Categories

Estimated

**Development
Name/Number**

Major Work Categories

Estimated Cost

CT035001

Add Kitchen Base Cabinets

\$ 80,000

CT035001

Direct Digital Controller for HVAC

\$ 25,000

CT035001

Cycle paint 10 units

\$ 7,200

CT035001

Heating conversion – electric to hydronic

\$ 45,000

CT035001

Refrigerator
replacements 10 units

\$ 4,500

CT035001

**Refrigerator
replacements 10
units**

\$ 4,500

CT035001

Operating Funds

\$ 10,000

CT035001

A/E Fees

\$ 7,760

CT035001

Admin. Costs

\$ 2,011

Cycle paint 10 units

\$ 7,200

Operating Funds

\$ 10,000

A/E Fees

\$ 7,760

Admin. Costs

\$ 2,011

Total CFP Estimated Cost		\$ 111,471			\$ 101,471

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

A. Amount of PHDEP Grant \$_____

B. Eligibility type (Indicate with an “x”) **N1**_____ **N2**_____ **R**_____

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

12 Months_____ **18 Months**_____ **24 Months**_____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999						

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY _____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement		Total PHDEP Funding: \$
Goal(s)		
Objectives		

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators

1.							
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Required Attachment D: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Nicholas J. Dota

B. How was the resident board member selected: (select one)?

- ☐ Elected
☒ Appointed

C. The term of appointment is (include the date term expires): 10/31/2003 to 10/31/2007

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

B. Date of next term expiration of a governing board member: 10/31/2004

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Robert Koskelowski
First Selectman

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Laura Bengivengo – President
Ruth Ewen – Vice President
Jean Jacobs – Treasurer
Helen Joseph – Secretary

Members of this Board are elected annually by the resident association membership.

Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response

Callahan House Tenant's Association Resident Advisory Board

2004 Comprehensive Agency Plan Meeting

Date: 7/1/03
Time: 2:00 P.M.

Attendance: Laura Bengivengo (LB) President
Ruth Ewen (RE) Vice-President
Jean Jacobs (JJ) Treasurer
Helen Joseph (HJ) Secretary
David J. Keyser (DJK) Seymour Housing Authority

DJK distributed the Callahan House Parking Policy. Which was presented as follows:

PARKING POLICY

THE BOARD OF COMMISSIONERS OF THE SEYMOUR HOUSING AUTHORITY RESOLVE THAT THE FOLLOWING BE THE PARKING POLICY FOR THE REV. CALLAHAN HOUSE AND NORMAN RAY HOUSE DEVELOPMENTS:

All tenant owned vehicles must be registered with the Seymour Housing Authority. All tenants will be issued a Seymour Housing Authority. All tenants will be issued a Seymour Housing Authority Parking sticker, which must be placed prominently in a conspicuous place on their rear window of their vehicle.

In as much as the Seymour Housing Authority does not have sufficient enough spaces for all of its occupants, those tenants who do not have an assigned parking space must park on the street in accordance with the Town of Seymour Parking Regulations.

1. All residents must provide the Seymour Housing Authority with a copy of current registration and insurance for their motor vehicles.
2. The Seymour Housing Authority will issue parking stickers to only those residents who provide proper documentation to this office.
3. A maximum of one parking sticker will be issued per housing unit. Households with more than two (2) vehicles must park the non-stickered vehicles on the street, in accordance with the Town of Seymour Parking Regulations.
4. Only those cars with parking stickers are to be parked on Seymour Housing Authority property. The lots are for residents only.

5. Motorcycles are considered motor vehicles.
6. There are a limited number of assigned parking spaces. Those tenants who have not assigned a space must park on the street in accordance with the Town of Seymour Parking Regulations.
7. Parking on lawns and sidewalks is prohibited.
8. No major motor vehicle repairs are allowed on Housing Authority property.
9. Any vehicle found in a Seymour Housing Authority parking lot without a sticker will be towed at the owner's expense.
10. It is the responsibility of the resident to inform guests that the parking lots are for residents only.
11. Guests are to park on the street in accordance with the Town of Seymour Parking Regulations.
12. It is the responsibility of the tenant to provide the Authority with documentation of renewed registration and insurance.
13. It is the responsibility of the tenant to inform the Authority when they are getting a new vehicle or getting rid of a vehicle.
14. Any resident with a vehicle, which is legally registered and parked in a Seymour Housing Authority parking lot, but has not been moved in a 72 hour period, will be tagged by the Authority. The resident is to call the Authority to inform the Authority as to the status of the motor vehicle. Failure to respond to the Authority will result in the motor vehicle being towed from Housing Authority property.
15. Stickers are non-transferable.

Adopted: 1996

Amended: _____

He stated that updates to this policy were required. He commented that a provision is required for residents that give up their vehicle. He stated that a statement must be made about the availability of their parking space if they are not replacing the vehicle immediately.

LB & HJ stated that this was only fair.

DJK recommended that item 13 be amended to state the following:

13. It is the responsibility of the tenant to inform the Authority when they are getting a new vehicle or getting rid of a vehicle. If a resident permanently gives up a vehicle the parking space will be assigned to the next person in line on the on street parking waiting list in a first order of priority method. If a resident is replacing the vehicle, a three-week grace period between vehicle ownership will be granted. If a residents vehicle becomes inoperable and is removed from the lot and not replaced within the three week period, the parking space will be relinquished to the next person in line on the on street parking waiting list. The resident that relinquished the parking space will be placed on the on street parking list as of the date they report a new vehicle.

DJK commented that the Housing Authority has received \$2,000 in its operating subsidy to be used for the

Resident Association. He stated that he needed to check the Code of Federal Regulation on the exact methodology for the use of the funds. He suggested that this money be used for the enrichment of the quality of living for the senior residents. He made the following recommendations for items:

- Computer course – Internet & Word Processing
- Exercise classes with instructor
- Ceramics – suggested a ceramic instructor from Oxford behind Oxford Paint & Hardware

DJK informed the committee that the 5-year capital fund program money would have to be altered again. He stated that provisions were made for 2003 funding to accommodate the demolition of the house at 30 Smith Street. He stated that we must provide approximately \$63,000 in 2004 for the improvements to the parking lot improvements associated with the new construction.

DJK informed that the contract was signed with Olympic Construction for the 2002 funding to replace hallway carpeting, hallway lighting, sewer repairs, & patio. DJK stated that Olympic would be using the same sub-contractor for the carpeting as they did for the 20 one-bedroom units.

RE commented that we should consider replacing the carpeting in the efficiency apartments.

DJK responded that he hoped to be able to convert efficiency dwelling units to one-bedroom units and save the carpeting until that time. He stated he would keep this in mind in the planning.

DJK commented that due to favorable bidding, there should be funds left over to paint the hallways. He commented that he wished to paint the hallways in different colors for each floor. He stated this would help residents figure out what floor they are on.

LB commented that once the walls were painted that we would want to implement a policy of no hanging decorations on the walls.

HJ commented that we should place some signage in the hallways depicting the directions the units are in the hallways.

DJK commented that these ideas would be considered.

DJK commented that SHA has purchased a grill for Thursday's picnic.

LB asked if this grill would be left outside for residents use.

DJK commented that it would be left outdoors. He added that a cover was purchased for the grill. He stated that it would be stored in the garage during winter months.

The meeting adjourned at 2:30 P.M.

CALLAHAN HOUSE TENANT ASSOCIATION BOARD MEETING

Date: July 30, 2003

Time: 1:00 PM

In Attendance:	Laura Bengivengo, President	(LB)	
	Ruth Ewen, Vice President		(RE)
	Jean Jacobs, Treasurer	(JJ)	
	Helen Joseph, Secretary	(HJ)	
	Patricia Himmelberger, Office Staff	(PH)	
	Diane Whitney, Office Staff		(DW)

DJK opened the meeting with a presentation of The Comprehensive Agency Plans for modernization over the next 10 years. He stated that the blueprints in regard to Assisted Living Package will be an issue. He went on to describe the current parking plan. He stated that all involved are re-configuring present plans.

DJK gave a copy of the 5 Year Capital Fund Program Plan to each member presented as follows:

REV. CALLAHAN HOUSE			
		July-03	
10 YEAR CAPITAL FUND PROGRAM PLAN			
WORK STATEMENT YEAR 1			
Parking Lot Improvements contiguous to Assisted Living	\$ 74,880.00		FFY 2004
Cycle Paint Apartments	\$ 7,200.00		FFY 2004
Refrigerator Replacement	\$ 4,500.00		FFY 2004
Operating Funds	\$ 5,000.00		FFY 2004
Architectural/Engineering Fees	\$ 7,760.00		FFY 2004
Administrative Costs	\$ 2,011.00		FFY 2004
TOTAL FOR 2004	\$101,351.00		
WORK STATEMENT YEAR 2			
Carpet Replacement in 40 efficiency apartments	\$ 72,000.00		FFY 2005
Cycle Paint Apartments	\$ 7,200.00		FFY 2005
Refrigerator Replacement	\$ 4,500.00		FFY 2005
Operating Funds	\$ 10,000.00		FFY 2005
Architectural/Engineering Fees	\$ 7,760.00		FFY 2005
Administrative Costs	\$ 2,011.00		FFY 2005
TOTAL FOR 2005	\$103,471.00		
WORK STATEMENT YEAR 3			
Carpet Replacement in 20 efficiency apartments	\$ 34,000.00		FFY 2006

Common Area Hallway Refinish. Walls, trim & doors	\$ 22,000.00	FFY 2006
Cycle Paint Apartments	\$ 7,200.00	FFY 2006
Refurbish, decorate & equip Community space replacing office	\$ 16,000.00	FFY 2006
Refrigerator Replacement	\$ 4,500.00	FFY 2006
Operating Funds	\$ 10,000.00	FFY 2006
Architectural/Engineering Fees	\$ 7,760.00	FFY 2006
Administrative Costs	\$ 2,011.00	FFY 2006
TOTAL FOR 2006	\$103,471.00	
WORK STATEMENT YEAR 4		
Install Additional Kitchen Base Cabinets in Dwelling Units	\$ 80,000.00	FFY 2007
Cycle Paint Apartments	\$ 7,200.00	FFY 2007
Refrigerator Replacement	\$ 4,500.00	FFY 2007
Operating Funds	\$ 10,000.00	FFY 2007
Architectural/Engineering Fees	\$ 7,760.00	FFY 2007
Administrative Costs	\$ 2,011.00	FFY 2007
TOTAL FOR 2007	\$111,471.00	
WORK STATEMENT YEAR 5		
Direct Digital Controller for heating & colling system	\$ 25,000.00	FFY 2008
Heating conversion/electric baseboard to hyrdronic	\$ 45,000.00	FFY 2008
Cycle Paint Apartments	\$ 7,200.00	FFY 2008
Refrigerator Replacement	\$ 4,500.00	FFY 2008
Operating Funds	\$ 10,000.00	FFY 2008
Architectural/Engineering Fees	\$ 7,760.00	FFY 2008

Administrative Costs	\$ 2,011.00	FFY 2008
TOTAL FOR 2008	\$101,471.00	
WORK STATEMENT YEAR 6		
Repair/refit cable TV wire runs	\$ 40,000.00	FFY 2009
Ceiling Repairs/cracks, prior repairs, etc.	\$ 35,000.00	FFY 2009
Cycle Paint Apartments	\$ 7,200.00	FFY 2009
Refrigerator Replacement	\$ 4,500.00	FFY 2009
Operating Funds	\$ 10,000.00	FFY 2009
Architectural/Engineering Fees	\$ 7,760.00	FFY 2009
Administrative Costs	\$ 2,011.00	FFY 2009
TOTAL FOR 2009	\$106,471.00	
WORK STATEMENT YEAR 7		
Repair/Replace Toilet Standoffs	\$ 80,000.00	FFY 2010
Cycle Paint Apartments	\$ 7,200.00	FFY 2010
Refrigerator Replacement	\$ 4,500.00	FFY 2010
Operating Funds	\$ 10,000.00	FFY 2010
Architectural/Engineering Fees	\$ 7,760.00	FFY 2010
Administrative Costs	\$ 2,011.00	FFY 2010
TOTAL FOR 2010	\$111,471.00	
WORK STATEMENT YEAR 8		
Exterior Brick Veneer & sill repointing & water proof	\$ 80,000.00	FFY 2011
Cycle Paint Apartments	\$ 7,200.00	FFY 2011
Refrigerator Replacement	\$ 4,500.00	FFY 2011

Operating Funds		\$ 10,000.00	FFY 2011
Architectural/Engineering Fees		\$ 7,760.00	FFY 2011
Administrative Costs		\$ 2,011.00	FFY 2011
TOTAL FOR 2011		\$111,471.00	
WORK STATEMENT YEAR 9			
Replace Picture Windows with Double hung - 40 units		\$ 80,000.00	FFY 2012
Cycle Paint Apartments		\$ 7,200.00	FFY 2012
Refrigerator Replacement		\$ 4,500.00	FFY 2012
Operating Funds		\$ 10,000.00	FFY 2012
Architectural/Engineering Fees		\$ 7,760.00	FFY 2012
Administrative Costs		\$ 2,011.00	FFY 2012
TOTAL FOR 2012		\$111,471.00	
WORK STATEMENT YEAR 10			
Replace Picture Windows with Double hung - 40 units		\$ 80,000.00	FFY 2013
Cycle Paint Apartments		\$ 7,200.00	FFY 2013
Refrigerator Replacement		\$ 4,500.00	FFY 2013
Operating Funds		\$ 10,000.00	FFY 2013
Architectural/Engineering Fees		\$ 7,760.00	FFY 2013
Administrative Costs		\$ 2,011.00	FFY 2013
TOTAL FOR 2013		\$111,471.00	
Alternate to Years 3,4,&5 & beyond			
Should we be successful in obtaining a new project for independent elderly units, this will make provisions to convert efficiency units to one-bedroom units. A rate of 4 units per year at an approximate cost of \$25,000 per unit.			

He stated that we have to re-surface the driveway anyway and make parking lot improvements which would cost approximately 74K in 2004. In describing the blueprints he described final appearance of the lot for Assisted Living and plantings that would be included along the side of the driveway and surrounding the new facility.

DJK then referred to Capital Fund Program and went through on yearly basis improvements that need to be done at the Callahan House. On a yearly basis he spoke of painting units, replacing old refrigerators and replacing carpeting in efficiency apartments in 2005. He stated that \$1,700 would be spent on each unit. In 2006 the plans state that walls and doors will be done.

LB asked if everyone would have a new stove.

DJK stated that everyone in the building has received them. He mentioned that we also might be adding more counters. He stated that HUD has made a lot of cuts; however, we should be getting an additional 3% due to our 96% PHAS Score. He mentioned that when we have our new digital heating and cooling that will save money.

DJK went on to state that in 2010 the building will be quite old and every 5 years we should be doing something with the exterior brick veneer and the replacement of picture windows. He asked for any thoughts or comments for the Executive Board.

HJ asked if there would be more parking spaces or the same amount.

DJK answered stating that there would be the same amount. We have 48 spaces.

JJ suggested that handicapped people may need spaces sooner.

DJK stated that most of the residents here are handicapped to some degree. He asked the Association to ponder this and offer any suggestions or comments.

JJ stated that we might have a problem with people in regard to parking.

DJK stated that we would still have a problem with nurses parking. He mentioned a problem Diane Whitney had with a nurse who insisted on parking in Joe Gill's spot.

DJK stated that we will be having parking problems when construction begins. He mentioned an upcoming meeting on August 6th, 2003 with all of the home owners on Smith Street and Spring Street after the Board Meeting.

DJK stated that the contractor would be getting elevation to a level of 208'; therefore, we have to take 20' of material out. We found someone who will do it for free. He will be starting next month. Traffic will be a problem until the winter months and will return in the spring. We have sent an application to HUD to demolish the property next door.

LB stated that she hoped local residents don't oppose this.

RE stated that it would be a good idea to leave the plantings to the architects.

DJK spoke of a ceramics and woodworking class.

DJK stated that if this doesn't go through the owner would be putting up 24 houses on that property. He stated that we would be having another meeting soon.

The meeting adjourned at 2:00 PM

Minutes

“Annual Comprehensive Agency Plan-2003” Seymour Housing Authority

A Public Hearing was held on September 17th, 2003 at 6:30P.M. in the Community Room of the Rev. Callahan House located at 32 Smith Street, Seymour, CT 06483. The Seymour Housing Authority presented its 5-yr. Comprehensive Agency Plan as described below.

In attendance were:

Name	Address or Unit #
Anne L. Riemer,	32 Smith Street, Apt. 3N, Seymour, CT
Laura Bengivengo	32 Smith Street, Apt. 4F, Seymour, CT
Neria Aponte	32 Smith Street, Apt. 2C, Seymour, CT
Paul Martin	32 Smith Street, Apt. 4P, Seymour, CT
Lenore Anderson	32 Smith Street, Apt. 2U, Seymour, CT
Ruth Ewen	32 Smith Street, Apt. 4M, Seymour, CT
Bernice Brooks	32 Smith Street, Apt. 3R, Seymour, CT
Constandia Giliotis	32 Smith Street, Apt. 1D, Seymour, CT
Jan Bruneau	32 Smith Street, Apt. 4C, Seymour, CT
June Mitchell	32 Smith Street, Apt. 4Q, Seymour, CT
Louise Andrukevich	32 Smith Street, Apt. 3H, Seymour, CT
Louis Perrott	32 Smith Street, Apt. 3E, Seymour, CT
Robert Turziano	32 Smith Street, Apt. 2H, Seymour, CT
Anita Petruzzello	32 Smith Street, Apt. 2Q, Seymour, CT
Doris Sykes	32 Smith Street, Apt. 2M, Seymour, CT
Nicholas J. Dota	32 Smith Street, Apt. 4W, Seymour, CT
Virginia Dota	32 Smith Street, Apt. 4W, Seymour, CT
Michael Fririhio	32 Smith Street, Apt. 2W, Seymour, CT
Julie Fririhio	32 Smith Street, Apt. 2W, Seymour, CT
Marilyn Olewnick	32 Smith Street, Apt. 1F, Seymour, CT
Patricia Perez	32 Smith Street, Apt. 1E, Seymour, CT
Nicholas Minuto	32 Smith Street, Apt. 3B, Seymour, CT
Lena Minuto	32 Smith Street, Apt. 3B, Seymour, CT
Addie Dahn	32 Smith Street, Apt. 1B, Seymour, CT
Mary Yocher	32 Smith Street, Apt. 2K, Seymour, CT
Carole Sisson	32 Smith Street, Apt. 2L, Seymour, CT
Harold Murzak	32 Smith Street, Apt. 3U, Seymour, CT
Helen Murzak	32 Smith Street, Apt. 3U, Seymour, CT
Jeffrey Avlon	32 Smith Street, Apt. 2F, Seymour, CT
Eva Strerath	32 Smith Street, Apt. 1H, Seymour, CT
Helen Madalavich	32 Smith Street, Apt. 1C, Seymour, CT
Grace Israel	32 Smith Street, Apt. 1G, Seymour, CT
Robert Mead	32 Smith Street, Apt. 3D, Seymour, CT
Val Poulin	32 Smith Street, Apt. 4A, Seymour, CT
Dorothy Beckett	32 Smith Street, Apt. 3W, Seymour, CT
Evelyn Maruca	32 Smith Street, Apt. 4V, Seymour, CT
Jean Jacobs	32 Smith Street, Apt. 4N, Seymour, CT

June Stec	32 Smith Street, Apt. 2T, Seymour, CT
Nancy Moroz	32 Smith Street, Apt. 2N, Seymour, CT
Mary Skuret	32 Smith Street, Apt. 3P, Seymour, CT
Ann Stadnik	32 Smith Street, Apt. 3X, Seymour, CT
William Rosa	32 Smith Street, Apt. 3L, Seymour, CT
Anthony Furfaro	32 Smith Street, Apt. 2B, Seymour, CT
Phyllis Furfaro	32 Smith Street, Apt. 2B, Seymour, CT
Clara Amodio	32 Smith Street, Apt. 4E, Seymour, CT
Etolo Gramolini	32 Smith Street, Apt. 1J, Seymour, CT
Hubert Hughson	32 Smith Street, Apt. 4R, Seymour, CT
Helen Joseph	32 Smith Street, Apt. 4J, Seymour, CT
Diane Whitney	32 Smith Street, Apt. 2R, Seymour, CT

Also present was David J. Keyser, PHM, Executive Director of Seymour Housing Authority (referred to as DJK in these minutes).

The Executive Director (DJK) explained the reason for the meeting regarding the Annual Comprehensive Agency Plan and explained to the residents that HUD (Department of Housing and Urban Development) requires this. He went on to state goals for the next five years with regard to the Housing Authority and included the 5-year Capital Fund Plan. He stated that the Capital Fund is major funding that we use to do renovations such as the lighting and carpet replacement and the new patio in the front of the facility.

DJK went on to explain that HUD implements major policies from year to year along with regulatory changes to leases and admissions policy and how he incorporated them in the 5-year plan last year, which produced new leases and the revised Tenant Selection and Continued Occupancy Policy.

DJK stated that he would go over the specifics of the five-year plan in brief and suggested that questions be held until the completion of his presentation.

DJK spoke of Management Goals and his objectives and how we actually met the objective of scoring a 96% as "High Performer" from PHAS. He stated that he would like to make our units more "marketable" by increasing our current waiting list to one that requires a 6-month wait. He stated that he had advertised and that we will strive to maintain an occupancy rating above 97%. He stated that we have been averaging 99%. He stated that seniors are the best with regard to paying rent on time and have never been a problem for the housing authority.

DJK went on to discuss the office work environment regarding goals and current training for the office staff and up-dated residents as to said training. He brought up our 96% PHAS score and our 99% annual independent physical condition standards inspection. He stated that not many housing authorities could match this. He stated that this speaks well for all of us and thanked residents for efforts made on their part. He spoke of last year's staff training and how they had "weeded out" certain areas in need of change such as a filing system and new office equipment.

DJK stated that the Board of Commissioners received training and had a retreat at an outside location this year. He spoke of the importance of training for the Board and how they were aided in setting up goals by a Cohesive Board that is knowledgeable and worked very hard at furthering the housing authority.

DJK spoke of housing stock and a survey done in 1999 and stated that there is a need to improve current stock in the valley. He stated that the plan was to build 58 new units of 1-bedroom apartments and how he actually got fairly near to this going forward but was stopped by environmental issues.

He stated that the housing authority had signed a lease with the Town of Seymour to lease the property at Pine Street (Proposed location of the 58, one-bedroom, unit independent elderly complex. He stated that we had an investor for tax credits willing to invest 4 million dollars in the project. He stated that we received all of our site approval from the town. However, he stated that there is a building loan state statute that would not allow the state to build property that was in a 500-year floodplain. This left a \$2,000,000 gap in funding so the project fell flat. He stated that we are still working on this project but have had to re-

direct of attention to the Assisted Living Plan project but that we will continue to go back and visit the Pine Street issue.

DJK stated that the housing authority went forward with the Assisted Living Plan and applied to CHFA (Connecticut Housing Financial Association). He stated that they have to go through the CHFA Board to obtain the financing for the project. He went on to state that we expect a "Commitment Letter" by early November and should we get that letter it would be time to celebrate.

DJK went on to speak of the Assisted Living Plan in more detail. He stated that on December 15, 2002 we applied to the state for a congregate possibility and got turned down. We returned that application to an Assisted Living application and directed that back to CHFA. We received a \$40,000 Pre-Development Loan from CHFA. We entered into an Option Purchase for the property next door. The price was \$650,000. He stated that the option to purchase the property expires on December 30, 2003 and if we don't meet the November deadline we may not have a project.

DJK stated that we did obtain a Town Zoning Wetland Approval and in 2003 our application was successful. We applied for Connecticut Housing Tax Credits in the amount of \$400,000. We only ended up receiving about \$151,000. He stated that with that money we were able to pay back the Pre-Development Loan and paid architects and engineers for the design of the project.

DJK stated that we also applied to DECD (Department of Economic and Community Development) for a \$250,000 Pre-Development Loan, which we did receive and have carried it through the design phase and some of the pre-legal issues to get the zoning, etc. He stated that we do have a partner who will provide \$200,000,000 in housing tax credit funding. The rest of the money will be coming from the State of Connecticut in a Grant for \$2,800,000. This was set-aside in 1999 and we will also be taking out a \$4,000,000 loan from CHFA at 6% for 40 years. We made an application to the Federal Home Loan Bank for \$300,000. This application was not successful. We have a \$300,000 shortfall in the funding. We are asking CHFA to re-work the interest rates for the loan to make up for the \$300,000 shortage. He stated that this is not much when you are speaking about a \$10,000,000 project.

DJK stated that we have found an investor, NDC Corp., who would invest in the tax credits in an approximate amount of \$2,000,000. The investor would give \$0.76 on the \$1.00 towards the project. He stated \$2,800,000 would be funded through a State of Connecticut Grant. He commented that the rest of the funds would be provided by CHFA in the way of a 6.5% loan for 40 years.

DJK went on to state that if we are successful, in December Naugatuck Valley Savings and Loan will loan us what is called a Bridge Loan and we will purchase the property next door and it will become the ownership of SHA Development Corporation, which is a subsidiary of the housing authority. He stated that the expected final closing with CHFA to happen in March of 2004 and shortly after that we will be ready to begin construction. He stated that if everything is successful in November we should be in the ground by next March. He stated that from there we have a contractor who will complete the construction in March or April of 2005.

DJK stated that we have applied to HUD for a Demolition Disposition, which is something we will not do unless we get a commitment letter, and in order to go forward with the project we need to take down the house at 30 Smith Street and re-portion the land. He stated that there is a wetland on the other side of the property that we are only several yards away from and a corner of the building of the HUD property in the back. He mentioned re-drawing the lines and that HUD gave us the "go-ahead" to do this. He re-iterated that this will only happen after we receive a commitment letter.

DJK stated that he wanted to increase the Marketability in public housing. He stated that the main crux of that is building the facility on Pine Street and then to come back to this building and the Norman Ray House with the intention of combining efficiency apartments and creating new one-bedroom units. He stated that this would happen through the Capital Fund Program over an extended period of time.

DJK stated that we have been marketing our housing by sending out brochures to the various community centers and have followed up to make sure they have enough copies of such. He mentioned the Crisco

Senior Fair coming up in October and stated that we would be there to speak about our Assisted Living Facility.

DJK went on to state that we have been standardizing the administration of our applicant in-take procedures and we would like to have a turnout of no more than 45 days to process applications and put them on our eligibility list. He stated that we may also come up with a post card system to keep in touch with applicants throughout the waiting period as often they have moved elsewhere while their application sits in our eligibility file.

DJK stated that with regard to security goals we do stress to reduce criminal activity problems to a level to or less than our neighborhood. We've looked at the town statistics and despite medical emergencies he felt that we have accommodated these goals. He stated that we have an agreement with the Seymour Police Department that if we have a problem with a person or persons we send a "no trespassing" letter to that person and inform the police department and if that person is on the property they need to be escorted off or arrested for trespassing.

DJK stated that regarding objectives for safety that we will continue to hold Block watch Meetings on a monthly basis. He stated that we have had Fire Chief, Mike Driscoll, come in and speak to the residents about fire safety. He also stated that Officer John Harkins came and spoke about building safety. He went on to state that Anastasia Timpko from Griffin Hospital came to give a talk about Lifeline. He stated that, in regard to security, if there are things going on in the neighborhood regarding suspicious activity we need to call the police department and then call the Block watch Committee. He stated that the more phone calls the Police Department receives in regard to a specific complaint the more action will be taken on their part.

DJK spoke of maintenance issues and stated that we have set this up so that we can continue to get a score of 99%. He stated that when we started individual physical inspections we scored a 69% and moved up to a 90% and then to our present 99%. He felt that our present capabilities for repairs have helped us to maintain such a high score.

DJK stated that with regard to Equal Opportunity we affirmatively market our units in accordance with our Fair Housing Plan. With regard to publicity, we try to get articles published in the paper and stated that he did have the opportunity to speak to seniors at the Seymour Senior Center last spring. He stated that he plans to speak with churches in the local area. He mentioned our support services and stated that he has contacted someone who will come in and do ceramics but that she presently only has room for 15 people at a time for a 4 or 5-week session. He went on to state that we have had Computer Training in the past by Cathy Moran and that he would like to invite her back for a 5-week course. He stated that flyers will be sent out in regard to this. He mentioned woodworking for the men in the building perhaps making birdhouses, etc. and that he is still trying to find someone who will take that on. He stated that he is open to ideas however, there is limited funding from HUD each year.

Resident Comment: Laura Bengivengo (LB) stated that on every other Saturday she has offered movies for the residents and posts a sign in the elevator as to the time and felt that it was beneficial.

SHA Response: DJK stated that he would like to see more of these activities happening and was open for suggestions. He thanked LB for her help with the movies and her exercise class and stated that these things are not as available at the Ray House.

DJK began speaking about the 5-year Capital Fund Project and stated that the first year we received \$106,000, the second year \$102,000 and then \$101,000. He stated that in 2002 we received \$98,000 and that this year, 2004, our funding was just reduced to \$76,000. He stated that this was an area where he may

be asking residents in the future to write to Legislators in Congress from Senators to Representatives and Congresswoman Rosa DeLauro. He stated that \$76,000 may sound like a lot of money but that if you are maintaining this building and keeping it up to date it is not.

DJK spoke of Cycle-Painting 10 apartments per year. He stated that we will look at our paint inventory and begin with apartments that have not been painted in the last 3 years. He stated that we are proceeding with our refrigerator replacement for 10 units per year and will use \$5000 out of our Operating Fund for that. He stated that each time you go out and bid for this equipment you need an architect or engineer to design it. We are presently using Donald W. Smith for this work. He mentioned that Donald W. Smith designs all the bid/construction documents so that all the bidders are bidding on the same thing. Don puts together a book that gets published and the contractors bid on jobs so that you can get the lowest price possible.

DJK went on to state that regarding administrative costs that includes blueprints and costs for bidding.

DJK stated that he spoke to the Tenant Association leaders with regard to parking lot improvements and that if we do go ahead with the Assisted Living Plan parking spaces may be moved around. He stated that this fund will provide funding for that also. He stated that we may have to shift the current spaces around in the year 2005.

DJK stated that there would be carpet replacements in 40 of the 60 efficiency apartments in 2006. He stated that there would also be refrigerator replacements for 10 units and that this would come out of the \$10,000 operating fund. He stated that this year we will be re-painting ceilings due to unpainted lighting fixture areas on the 4th floor and the 1st floor corridor. He stated that we even may look at wallpaper.

DJK stated that when we demolish the Waniga Center building we will be moving our office over there and we want to bring the exercise equipment in community space in the Rev. Callahan House Building. We will establish a Community Center more convenient to the residents without having to leave the building.

DJK went on to describe his plans for carpet replacements in the efficiency apartments and how the housing authority receives a subsidy for utilities but that each year Congress carves that up. He stated that our subsidy was approximately \$100,000 years ago, and as of recent, it has been decreased to \$64,000. He explained that this is why the Authority is using 10% of the Capital Funds for Operating.

DJK stated that this year, and soon, we will be replacing the lighting on all of the floors and we will be re-painting the ceiling as when you remove old lighting and install new there will be areas that will need to be painted. He stated that we will be re-painting the 1st floor corridor

DJK stated that the building is now 33 years old and in pretty good shape for its age. He stated that in 1993 and 1994 we received ¾ of a million dollars to renovate the brick façade of the building as well as many other things including new kitchen cabinets, bathroom lavatories, bathroom floors, state of the art smoke detector system, as well as many other things. He stated in reference to the brick façade, the Capital fund plan provides funding to re-visit the brick façade in five years.

DJK stated that this year's plan included updates to the Parking Lot Policy. DJK stated that we had some folks that bypassed the office procedure and made "deals" regarding parking spaces. He stated that there is a waiting list of "first come first serve" and that you are placed on the parking space list the day of move-in. He stated that we have tried to make that a little clearer and if you bypass the office and give out your space you will be placed at the bottom of the waiting list. He stated that you must go through the office to make any parking space change.

DJK asked if there were any questions.

Resident Comment: Nancy Moroz of Apt.# 2N asked "regarding the Environmental Issue and Pine Street do you know what that is? And also does it negatively impact the one-bedroom development, what's going on down there at Pine Street"?

SHA Response: DJK answered, "Yes it does". He stated that Pine Street is out of a 100-year flood zone .

He stated that we did this by raising the level of the foundation and that with funding from a Federal source we would have no problem. He stated that the State has a statute stating that independent elderly cannot be in a 500-year floodplain. He stated that we cannot “design” out of the 500-year flood plain and we would have to raise the foundations 8 feet. He stated that improvements have been made to the Naugatuck River since 1955, but we don’t think the current flood maps reflect these changes.

DJK stated that the money you are looking for from the state is not the states dollars but that it is Federal dollars.

Resident Comment: Nancy Moroz asked, “It’s not a political issue down there”?

SHA Response: DJK answered, “It’s not with the politicians”. He went on to state that we do have a physical lease and we have 2 years to start something on that property otherwise it will go back to the town.

Resident Comment: Nancy Moroz asked, “So then the bedroom issue hinges on that”?

SHA Response: DJK answered “yes” and asked if there were any other questions.

He then went on to explain the office problems and how we try to get our administrative work done in a certain amount of time. He went on to state that we have many distractions and need to work on this issue. He stated that he is going to ask the residents not to come to the side door and to use the window only to conduct business.

DJK went on to state that when we are in the hallways and we are busy that if you have a problem in your apartment to call or come to the window during business hours. He also stated that we will be coming up with a slip you can put on the door for repairs, etc. and that our office staff are very busy with their work. He stated that we need to concentrate on what we are doing so that we can serve you better. He apologized that if he received a message in the hallway on his way to another apartment to correct a problem that by the time he reached his office and was interrupted again he hasn’t remembered your problem. He stressed the workload in the office and current training the staff is receiving.

Resident Comment: Lenore Anderson of Apt.# 2U stated, “I come down to do my business with the office during the office hours and the curtain is closed so how am I supposed to reach you? I have tried to call but I get an answering machine”. Mrs. Anderson went on to state that people are using the Laundromat before and after hours stated”.

SHA Response: DJK stated that he would act on that and it was a violation of the rules of the housing authority. He stated that in recent weeks, he sent out a reminded to the residents about the rules and regulations of the building (Copy attached). He commented that he hopes this will encourage residents to follow the rules. Relative to the window being closed, he promised to be sensitive to this issue and avoid this situation as much as possible. He stated one reason it was closed for two days this month was because the staff was receiving computer training. He stated that on Monday mornings, sometimes the weekly staff meetings run over the 10:30 am time. He stated that if she calls the office and gets the answering machine that she should leave a message. He stated that we will respond to your message as soon as we can.

Resident comment: Lenore Anderson stated that when you live right behind the _washing machine you know what time it is being used. She stated when she moved in she herself dis-obeyed the laundry hour sign and the Nick Dota let her know she wasn’t supposed to run the machines after hours.

SHA Response: None required.

Resident Comment: Nick Dota of Apt.# 4W stated, (to Lenore) “you had to say that”!

SHA Response: None required.

Resident Comment: Lenore Anderson stated, “Nick Dota told me not to do this”, and I don’t care if anyone gets mad at me if I am reporting this misuse now.

SHA Response: None required.

Resident Comment: Nick Dota stated, “they know who they are and I don’t care if they know about reporting to the office”.

SHA Response: None required.

Resident Comment: Virginia Dota, Apt. #4W stated, “I don’t think there is anything wrong with that (complaining about people mis-using the laundry rooms). I had no problem telling a person they are washing clothes at the wrong time and I guarantee they won’t do it again”.

SHA Response: DJK stated that this is why he sent a memo around last week and that we should respect each other’s living conditions.

Resident Comment: Carol Sisson, Apt.# 2L asked, “what do double hanging windows look like”?

SHA Response: DJK stated that you will have 3 windows like the center one once the 2008 funding has provided for the window replacement.

Resident Comment: Anita Petruzzello, Apt. #2Q stated that the current movies shown on Saturday nights are too old and that you don’t know who is in it or what the plot is. She stated that she has a lot of tapes if she could post them on the bulletin board. She stated that if you are going to have 3 people what good is it”?

SHA Response: None required.

Resident Comment: Phyllis Furfuro, Apt.# 2B teased “if you had a dirty movie maybe more would come”.

SHA Response: Definitely none required.

Resident Comment: Laura Bengivengo, Apt. #4F stated, “I run them every other Saturday and the people that come down are not able to get out and do not have a VCR. These people don’t have that so I enjoy showing these movies for people who can’t get out whether its 100 or 200 years old”.

SHA Response: DJK stated that he was glad that this activity is occurring. He stated that any suggestions are welcome. He encouraged these activities.

Resident Comments: Nick Dota stated, “Laura, the reason a lot of people don’t come is because they have VCR’s”.

SHA Response: None required.

Resident Comments: Laura Bengivengo stated, “I will continue to do this for the people who don’t get out”.

SHA Comment: None required.

DJK stated that there are 3 individuals who work in the office who are residents of the housing authority. He stated that one lives here at the Callahan House, one at the Ray House and one on Chamberlin Road. He stated that the residents really need to respect their time out of the office and remember that at 4PM they are off duty. They are not living here to attend to the housing authority’s needs and deserve a right to peaceful enjoyment.

Resident Comment: Nick Dota stated, “Maybe you should check and see what my hours are”

SHA Response: DJK stated we will when you are not in the shower.

Hearing no further questions or comments, DJK thanked the group for their participation.
The meeting ended at 8PM.

Respectfully submitted on this 19th day of September, 2003 by Diane E. Whitney.

minsacap.doc

Attachment G:
**SELF-EVALUATION/
NEEDS ASSESSMENT
AND
TRANSITION PLAN**

504 OF THE REHABILITATION ACT

Since 1993, the Seymour Housing Authority has endeavored to self-evaluate its needs for accessibility and reasonable accommodations. We have successfully utilized Comprehensive Improvement Assistance Program funds and subsequent Capital Fund Program funds to rehabilitate our 80 unit, Rev. Callahan House (CT035001), elderly LIPH complex, to meet the needs of the handicapped. The following depicts our accomplishments and describes what we perceive to be our future needs.

SITE:

For the most part, the site is relatively flat with exception of the very rear portion of the building. Access is gained to the rear by way of a second floor exit. All sidewalks are in great shape, the building entries at the front and main means of entry and egress are accessible, and there is no need for ramps or lifts to gain entry. The parking lot features forty-eight spaces of which four are reserved for handicapped parking.

BUILDING:

The main and front entrances are equipped with automatic entry doors that slide open with a passkey. An intercom/entry system has been installed with operating features well within reach of individuals in wheelchairs. The four-story building is equipped with an elevator that has been upgraded to be completely accessible. The community room is equipped with an automated door for entry. The public restrooms are completely accessible including the required five-foot turning radius and fixtures and fittings conducive to wheelchair accessibility. There are no barriers to be found in the dining room or the common hallways. The hallways are equipped with adequate handrails at appropriate heights. Trash chutes are accessible on the 2nd through 4th floors. The passage door to the front lobby is equipped with an automated door system. The first floor laundry room has been equipped with a front-loading washer and dryer.

Attachment G: SELF-EVALUATION/ NEEDS ASSESSMENT AND TRANSITION PLAN

504 OF THE REHABILITATION ACT

DWELLING UNITS:

Four of our eighty units have been converted to completely accessible dwelling units equipped with proper doorway clearance, cabinetry, fixtures and features required by section 504, ADA, and local requirements. All four units are located on the first floor, specifically; units' 1A, 1B, 1E and 1K have been converted. Four other dwelling units have been partially converted to provide reasonableness. Units 1G & 1L have been converted by providing tile flooring and an enlarged bathroom with grab bars and a swing down bar, a tilt mirror, and an adequate entry door. Unit 1P received a wider bathroom door for wheelchair accessible access as well as a swing down bar near the toilet. Unit 3P is equipped with hearing impaired equipment for fire and smoke detection as well as the building entry and intercom system. Units 1E and 1L have been equipped with casement windows for ease of operations for individuals

WANIGA SENIOR COMMUNITY CENTER:

Located on the property is a senior community center. The center was a single family house which is an approximately 1,100 square foot cape style house. Features include a handicap ramp for access from the rear of the building. A handicap accessible bathroom is located on the first floor.

PROPERTY OFFICE/ADMINISTRATIVE OFFICE:

The Seymour Housing Authority office is located on the first floor. It is equipped with entry doors that are accessible by wheelchair. A TDD communications phone is installed and we may be reached at 203-888-2942.

FUTURE NEEDS:

- The balance of the first floor windows in the accessible units should be changed to casement windows for wheelchair accessibility.

Approximated cost: \$5,000.00.

- The trash chute on the first floor is not accessible from a wheel chair.

Approximated cost: \$4,500.00

- Install automated openers for the 2nd floor hallway and entry door to the rear of the building.

Approximated cost: \$5,500.00

- Front entry to Waniga Community Center is equipped with a flight of stairs rather than a ramp. The entry door and interior door are too narrow.

Approximated cost: \$28,000.00

**Attachment G:
SELF-EVALUATION/
NEEDS ASSESSMENT
AND
TRANSITION PLAN**

504 OF THE REHABILITATION ACT
